

**FOR  
SUBLEASE**

**1301 W BLANCHE  
STREET**

Linden / New Jersey



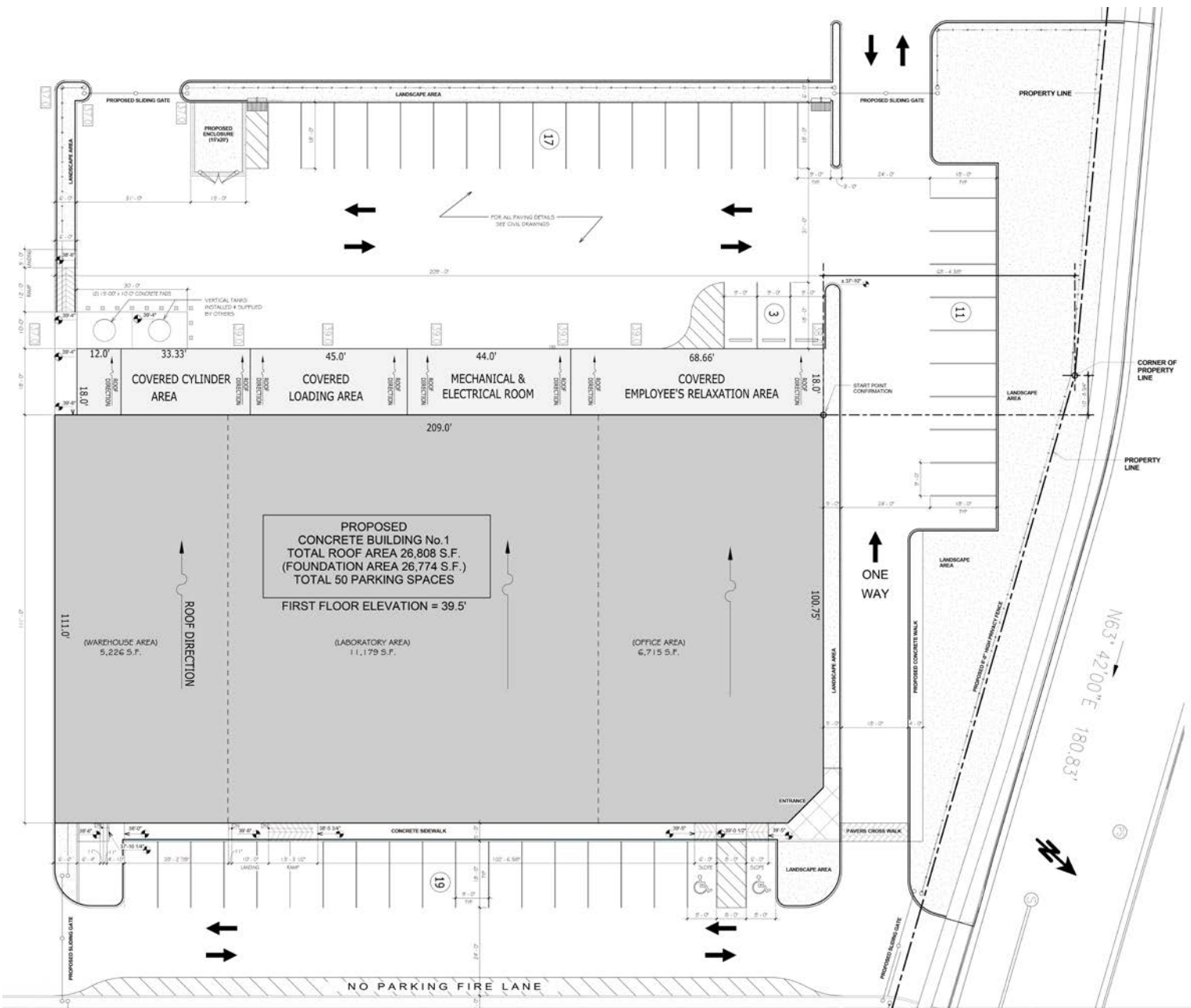
## PROPERTY HIGHLIGHTS

- **Lab / Office / Warehouse Space**
- **Retainment room with explosion proof fixtures**
- **Heavy power and gas**
- **Outside covered cylinder area**
- **Secured building**
- **Long-term sublease until 2031**

Available SF	±26,608 sq. ft.
Office Space	±6,715 sq. ft.
Lab Space	±11,179 sq. ft.
Warehouse Space	±5,226 sq. ft.
Ceiling Height	24' in warehouse 18' in lab area
Acreage	±1.442 acres
Loading	1 Drive-in door
Car Parking	50 car spaces
Est. Taxes & CAM PSF	\$3.62 p/sf

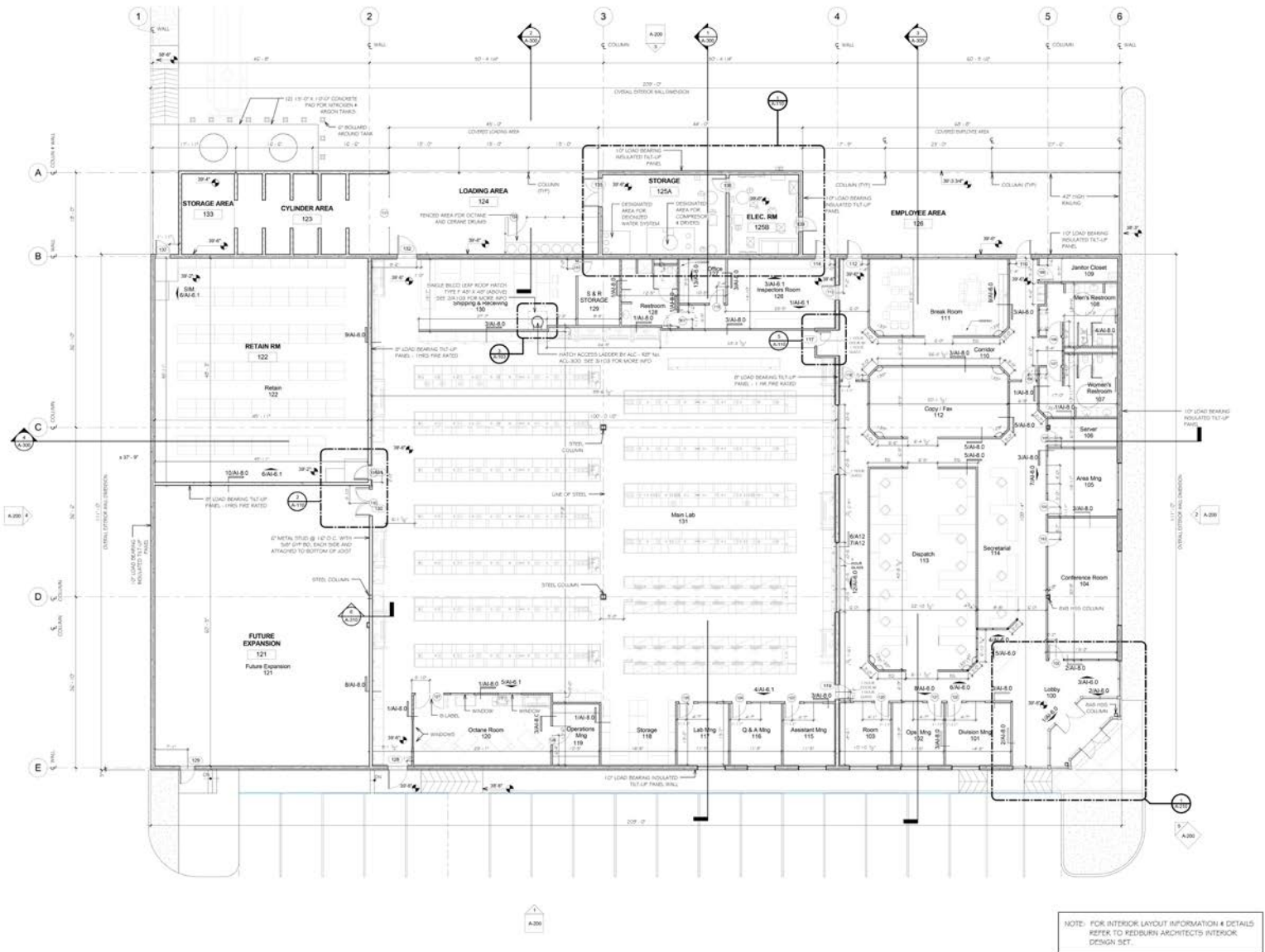
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SITE PLAN



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FLOOR PLAN



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**LAB VIEWS**



**PLEASE CONTACT:**

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